

136.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,248,400 / 1,248,400

APPRAISED:

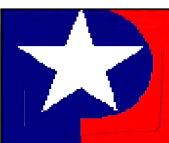
1,248,400 / 1,248,400

USE VALUE:

1,248,400 / 1,248,400

ASSESSED:

1,248,400 / 1,248,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
80		BRANTWOOD RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: DILLON BRIAN M ETAL/ TRUSTEES

Owner 2: WATSON DILLON FAMILY REVOCABLE

Owner 3: TRUST

Street 1: 80 BRANTWOOD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: DILLON BRIAN M/ETAL -

Owner 2: DILLON-WATSON DONNA -

Street 1: 80 BRANTWOOD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .266 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 2277 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11580	Sq. Ft.	Site			0	90.	0.66	10									690,656						690,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	11580.000	557,000	700	690,700	1,248,400	

Total Card	0.266	557,000	700	690,700	1,248,400	Entered Lot Size
Total Parcel	0.266	557,000	700	690,700	1,248,400	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	548.39	/Parcel:	548.39	Land Unit Type:
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Parcel ID 136.0-0002-0011.0

!10544!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	557,000	700	11,580.	690,700	1,248,400		Year end	12/23/2021
2021	101	FV	540,600	700	11,580.	690,700	1,232,000		Year End Roll	12/10/2020
2020	101	FV	540,300	700	11,580.	690,700	1,231,700	1,231,700	Year End Roll	12/18/2019
2019	101	FV	404,800	800	11,580.	729,000	1,134,600	1,134,600	Year End Roll	1/3/2019
2018	101	FV	404,800	800	11,580.	537,200	942,800	942,800	Year End Roll	12/20/2017
2017	101	FV	404,800	800	11,580.	514,200	919,800	919,800	Year End Roll	1/3/2017
2016	101	FV	404,800	800	11,580.	475,800	881,400	881,400	Year End	1/4/2016
2015	101	FV	395,100	800	11,580.	399,000	794,900	794,900	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
DILLON BRIAN M/		77284-522	1	3/22/2021	Convenience		99	No	No		
DILLON BRIAN/ET		29346-194		11/10/1998	Family		1	No	No	A	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Meas/Inspect	372	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	266	PATRIOT
8/26/1992		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	50 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1937
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

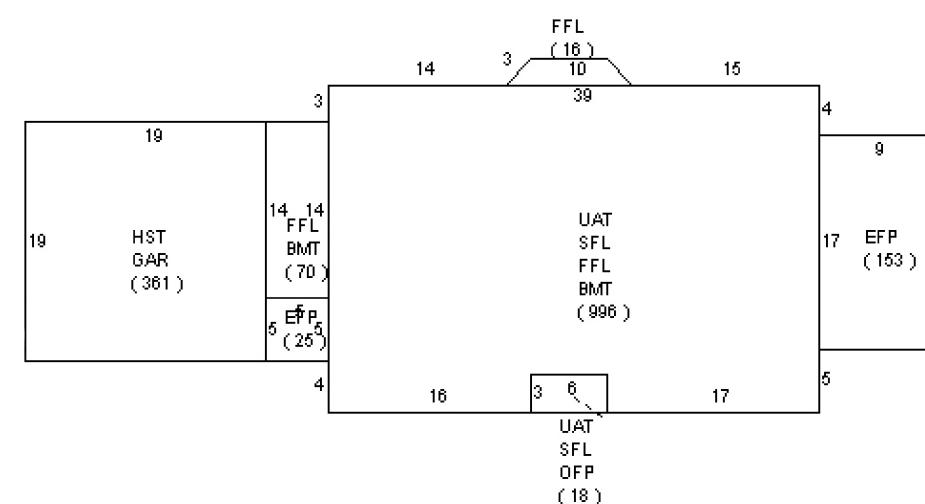
**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101					
19	Patio	D	Y	1	15X22	F	FR	1990	3.05	T	29	101			700		700

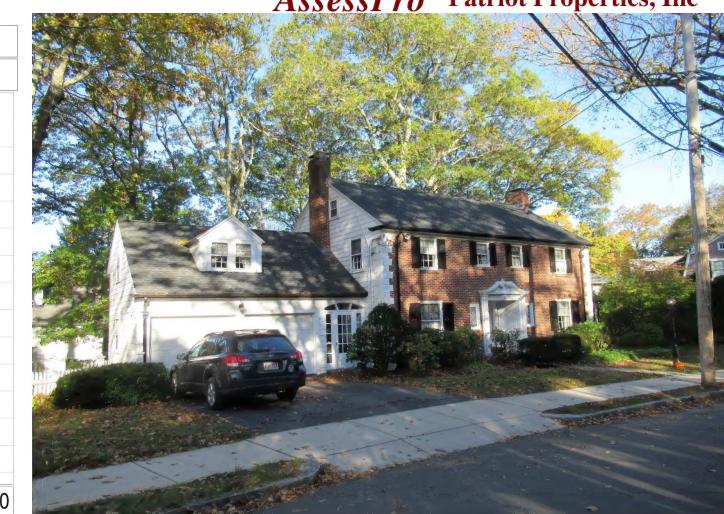
**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,082	146.610	158,635						
BMT	Basement	1,066	43.980	46,887						
SFL	Second Floor	1,014	146.610	148,665						
GAR	Garage	361	22.250	8,033						
UAT	Upper Attic	254	58.650	14,867						
HST	Half Story	181	146.610	26,464						
EFP	Enclos Porch	178	43.150	7,681						
OPF	Open Porch	18	44.660	804						
	Net Sketched Area:	4,153	Total:	412,036						
Size Ad	2276.5	Gross Area	5094	FinArea	2277					

**IMAGE****PARCEL ID**

136.0-0002-0011.0